

HILLSBOROUGH ASSOCIATION OF LANDOWNERS (HALO) MEETING

ANNUAL MEETING DATE: May 10, 2021

LOCATION: Flatland Church

MEETING STARTS at 7:00 p.m.

ORDER OF BUSINESS

Call to order 7:04 pm Meeting will be lived streamed on Facebook

- ROLL CALL: Diane Briggs, Mike Abdouch, Aaron Gurzick, Jon Kramer, Kyle Janda, Chris Bohaty, Felecia Jones, Vanessa Shoemaker, Mary Finley – all board members present

- PROOF OF NOTICE OF MEETING - Signage, Facebook, Newsletter mailed to Homeowners

- READING OF MINUTES OF PRECEDING MEETING

 - o Mary Finley to Read Minutes from Last Year's Meeting

 - Aaron motion to approve, Dan Burke 2nd

- REPORTS OF OFFICERS

 - o President Report – Diane Briggs

Diane introduced Aaron Smeal from Smith Slusky Law Firm as HALO Attorney

Diane reviewed the board's primary responsibility which is to maintain common facilities, entrances, and fence. Also collect dues and enforce covenant.

Ash Trees – Mayor at the Arbor Day Event in Hillsborough Park (Dan Burke attended the event and will report on this later in the meeting)

Diane thanked attendees for cleaning up trees around sidewalks.

- REPORT OF BOARD OF DIRECTORS

 - o Mike Abdouch - Treasurer Report

Welcomed new neighbors and new participants to the meeting. He reported on his effort to collect emails over the past year. He has obtained over 600 emails to improve communication within our neighborhood.

Mike reported that he has collected over 300 dues already compared to approximately 190 last year at this time. The Board filed 34 liens last year related to delinquent dues and approximately 20 of those were collected.

Mike reported that we have 1147 members in our neighborhood and there are only 48 that haven't paid for an extended period of time. Once they are over \$300 past due a lien will be filed.

2 residents in Hillsborough Estates paid our dues.

o Jon Kramer – Update on Landscape Lighting and Sprinklers

Jon report that this was the final year of our Christmas light project. There is now full lighting on all entrances and there is no anticipated expansion at any entrance at this time. Holiday Dynamic is the company handling the lighting.

The landscape lighting is all LED which means cheaper and more efficient moving forward with repairs

He asked that the attendees please email board with any vandalism to entrances so it can be addressed

o Diane Briggs – Covenants & Enforcement

Diane reported that there were fewer complaints this year compared to last year. Most of the complaints are regarding property maintenance.

There were 5 sheds reported to board by residents. One complied by removing the shed and other 4 haven't yet. After 3 attempts for residents to comply it will be submitted to the HALO attorney to proceed with legal action.

Diane educated attendees that if a resident has financial hardship to please contact board with plan to make steps to address. As long as the board knows it's being addressed we can work with the residents for a resolution.

Diane reminded the attendees that we aren't out looking for issues we usually get complaints from neighbors.

Dan Burke ask "Do Realtors provide copy of covenants with purchase of new home?" Realtors are required to ensure their buyer's have a copy but this does not always happen. Mike has taken steps to send covenants to the title company for the purchaser of their home. We've been doing this for 2 years. We identified that a few new residents did not get copy of covenants. Mike will get that to them asap.

• ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS (election year)

Board extended voting until end of May. Mail or online. Newly elected members will serve for next 3 years. Candidates are:

o Pat Ragel

19 years in neighborhood – retired MUD engineering

Experience working with city and would like to use his experience to help neighbors

o Connie Bitz

1995 – original build in neighborhood

Law firm for 46 years – lots of experience with business

Would like to participate in board to help maintain property value

o Gregg Griffith

Moved into neighborhood in 2019

Pastor at a Church

Happy to help and serve

o Matt LaRoe

Lived in neighborhood for approx. 4 years

HR recruiting – experience can help with conflict resolution

- UNFINISHED BUSINESS

- o Storage of Garbage Cans

The covenants require that trash cans be kept inside and cannot be seen from the street per covenants. Therefore, Aaron is writing a resolution for board to address trash can storage. Approval is still pending.

- o Pending Lawsuit (Daycare)

In progress, both parties to present evidence prior to final resolutions

- o Splashpad Update

Kyle reported that the Splashpad estimate was \$100,000 over budget therefore, city pushed to 2022 for more estimates.

- NEW BUSINESS

- o Mayor's Grant

Vanessa applied. We did not receive grant. Will continue to submit for grant in future. Grants given were COVID related.

- o Tree Stumps & Replacement at Entrances ▪ Dan Burke

Dan attended the Arbor Day event in the Hillsborough Park. He is a 25 year resident of neighborhood. Dan reported that he received a verbal commitment from the city to remove stumps. Time frame undetermined but hopefully before fall. Dan will continue to communicate with Mayor and Amy Melton.

- o Fines for Non-Compliance of Covenants

Attendees were in favor of fee schedule for those complaints that aren't being addressed in a timely manner. Aaron is working on fine schedule. Once it's over \$300 then lien will be filed

- o Event Schedule

Garage Sales June 10, 11, 12 – resident sign at end of driveway otherwise all other signs will be provided by HALO

Independence Day 7/3

Movies in park – Tentatively in August

Spooktacular 10/30

Website

Is continually updated and you can submit requests, approvals or complaints online

Q&A

Security \$1800/month with signal 88 in the past? Raise dues to pay for security

- Aaron Gurzick explained that Signal 88 would spend 5 minutes a night in neighborhood therefore this would be a waste of resources. They have no authority but to observe and report. The chances of being in the right place, right time, is slim to none.

Neighborhood watch?

- In the past it has been difficult getting volunteers to participate. Classes are involved.

HALO is a not for profit association therefore we have to spend money. We haven't increased dues in 5 years

- Attendees mentioned increasing dues for security

Aaron reported there needs to 4 vehicles on a constant shift every weekend for this large of neighborhood which isn't possible. The most effective way to secure neighborhood is to know your neighborhoods and look out for each other. Watch your own street (ring doorbell, nest cameras) report suspicious activity.

- Diane suggested to meet neighbors on street to improve security

Cameras at entrance? This could increase liability for homeowners. It needs to be recording to somewhere if we report under surveillance. Since we are a volunteer community, this would be a daunting task. We are unable to get signs due to liability reasons.

Security Suggestion?

- Email or mail a letter to all residents regarding security and knowing your neighbors
- Put in newsletter
- Block party to get to know your neighbors
- Aaron to post tips on security via website

More and more yards looking worse since 1993?

- Yards can be enforced by covenants and that's why we are planning a fine schedule.
- Talk to your neighbor regarding issues
- Award homes for looking great to help promote better looking yards

Special projects budget?

- \$10,000 for unexpected issues

Scholarship Expense (never know who gets it)?

- Encourage volunteer from students
 - o HALO has only given 2 scholarships (one to buffet and one to Fullerton)

- Used for school supplies

As a non-profit we have to adhere to financial guidelines with dollars collected.

- Check to see what we can have in saving
- Electrical repair was about \$30,000 or \$40,000
- Sprinkler systems broke and that was about \$800
 - Street maintain caused issues
- 144th and Larimore (light repair or maintained)
 - If damage, up to HALO to repair and pay
- Don't wait for city to repair trees at entrance – use HALO money to trim tree

Meeting adjourned at 8:30pm. Motion to accept Diane, 2nd Felicia